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STATE MS.-DESOTO CO. *be*
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APR 23 1 44 PM '04

470 PG 319
CH. CLK.

File No: 04-458
Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS 38671
(601) 393-4450

WARRANTY DEED

SOUTHERN MAGNOLIA FARMS, L.P.,
a Mississippi Limited Partnership

GRANTORS

TO

HENDRIX FARMING, LLC,
a Mississippi Limited Liability Company

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SOUTHERN MAGNOLIA FARMS, L.P., a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto HENDRIX FARMING, LLC, a Mississippi Limited Liability Company, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, including but not limited to 40' R.O.W. to Mississippi Power & Light Co. by instrument of record in Book 46, Page 364, and 80' R.O.W. to DeSoto County, Mississippi by instrument of record in Book 47, Page 164, and R.O.W. to Mississippi Valley Gas Co. by instrument of record in Book 41, Page 231, and 30' R.O.W. to DeSoto County, Mississippi by instrument of record in Book 40, Page 4, and R.O.W. to American Telephone and Telegraph Company by instrument of record in Book 33, Page 484; 60' Easement to Mississippi Power and Light Company by instrument of record in Book 33, Page 210; all of record in the office of the Chancery Clerk of DeSoto County, Mississippi; and subject to zoning regulations in effect.

Taxes for the current year have been reverse pro-rated on an estimated basis.

Possession is to be given with delivery of Deed.

WITNESS the signature of the duly authorized representative this 22nd day of April, 2004.

SOUTHERN MAGNOLIA FARMS, L.P.

By: MLC, Inc., its General Partner

By: 
Carol McGarrity - President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 22nd day of April, 2004, within my jurisdiction, the within named Carol McGarrity, who acknowledged that she is President of MLC, Inc - General Partner of

Southern Magnolia Farms, L.P., and that in said capacity she executed the above and foregoing Warranty Deed, after first having been duly authorized so to do.

My Commission expires:

9-22-2004

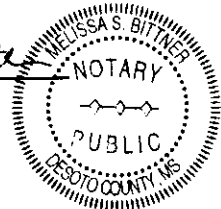
Grantor's Address:

1402 Hwy 7 North
Holly Springs, MS 38635
Work: 662-393-4450

Melissa S. Bitner
Notary Public

Grantees' Address:

1985 Highway 304 W
Nemato, MS 38632
Work: 662-393-4450



MY COMMISSION EXPIRES
September 22, 2004

EXHIBIT "A"

LEGAL DESCRIPTION

A 69.90, MORE OR LESS, ACRE TRACT OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE CHICKASAW MERIDIAN, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE CHICKASAW MERIDIAN; THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS WEST, A DISTANCE OF 1,543.07 FEET TO A 1/2" IRON PIPE (SET) SAID IRON PIPE BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 15 MINUTES 27 SECONDS WEST, A DISTANCE OF 1,072.34 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 85 DEGREES 43 MINUTES 02 SECONDS EAST, A DISTANCE OF 1347.18 FEET TO A 1/2" REBAR (FOUND); THENCE SOUTH 02 DEGREES 05 MINUTES 02 SECONDS EAST, A DISTANCE OF 124.38 FEET TO A 1/2" REBAR (FOUND); THENCE SOUTH 01 DEGREE 05 MINUTES 39 SECONDS EAST, A DISTANCE OF 580.90 FEET TO A 1/2" IRON PIPE (SET); THENCE NORTH 88 DEGREES 53 MINUTES 41 SECONDS EAST, A DISTANCE OF 601.87 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 00 DEGREES 43 MINUTES 42 SECONDS EAST, A DISTANCE OF 48.91 FEET TO A POINT 0.37' WEST OF A METAL FENCE RAIL (FOUND); THENCE SOUTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 601.56 FEET TO A 1/2" IRON PIPE (SET); THENCE SOUTH 01 DEGREE 05 MINUTES 39 SECONDS EAST, A DISTANCE OF 290.40 FEET TO A METAL FENCE RAIL (FOUND); THENCE SOUTH 01 DEGREE 11 MINUTES 05 SECONDS EAST, A DISTANCE OF 350.47 FEET TO A METAL FENCE RAIL (FOUND); THENCE SOUTH 02 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 80.53 FEET TO A 1/2" IRON PIPE (FOUND); THENCE NORTH 74 DEGREES 22 MINUTES 22 SECONDS EAST, A DISTANCE OF 155.54 FEET TO A 1/2" IRON PIPE (SET); THENCE NORTH 86 DEGREES 15 MINUTES 14 SECONDS EAST, A DISTANCE OF 212.29 FEET TO A 1/2" IRON PIPE (SET); THENCE NORTH 47 DEGREES 05 MINUTES 18 SECONDS EAST, A DISTANCE OF 124.23 FEET TO A 1/2" IRON PIPE (SET); THENCE NORTH 19 DEGREES 46 MINUTES 43 SECONDS EAST, A DISTANCE OF 43.55 FEET TO A 1/2" IRON PIPE (SET); THENCE NORTH 77 DEGREES 44 MINUTES 07 SECONDS EAST, A DISTANCE OF 134.30 FEET TO A 1/2" IRON PIPE (SET) IN THE WEST RIGHT OF WAY LINE OF SCOTT ROAD (80 FOOT RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 43 MINUTES 42 SECONDS EAST, A DISTANCE OF 1190.08 FEET TO A 1/2" IRON PIPE (SET) IN THE NORTH RIGHT OF WAY LINE OF OAK GROVE ROAD (80 FOOT RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89 DEGREES 34 MINUTES 19 SECONDS WEST, A DISTANCE OF 1098.84 FEET TO A 1" IRON PIPE (FOUND); THENCE NORTH 00 DEGREES 15 MINUTES 32 SECONDS EAST, A DISTANCE OF 599.52 FEET TO A 1/2" REBAR (FOUND); THENCE SOUTH 89 DEGREES 15 MINUTES 52 SECONDS WEST, A DISTANCE OF 289.24 FEET TO A RAIL ROAD CROSS TIE (FOUND); THENCE NORTH 01 DEGREE 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 906.95 FEET TO A CREOSOTE POST (FOUND); THENCE SOUTH 88 DEGREES 56 MINUTES 43 SECONDS WEST, A DISTANCE OF 567.65 FEET TO THE POINT OF BEGINNING, CONTAINING 69.90, MORE OR LESS, ACRES AND BEING SUBJECT TO ALL CODES, COVENANTS, EASEMENTS, REVISIONS, RESTRICTIONS, REGULATIONS, AND RIGHTS OF WAY OF RECORD.